

LANCASTER COUNTY PLANNING COMMISSION

AGENDA for Regular Meeting

DATE: 28 June 2004

PLACE : **Agenda Briefing:** Lancaster City Hall, Mayor's Conference Room
120 North Duke Street, Lancaster, Pennsylvania

Public Meeting: Lancaster County Library, Bates Auditorium
125 North Duke Street, Lancaster, Pennsylvania

NOTE: The Planning Commission will accommodate handicapped and/or disabled persons who wish to attend this meeting. If you are a person with a disability and wish to request an auxiliary aid, assistance, or service, please contact The Planning Commission Administrative Secretary, at least forty-eight (48) hours prior to the meeting date by calling (717) 299-8333.

ORDER OF BUSINESS:

I. Call to Order and Recognition of Guests**

** Any person who wishes to speak to the Planning Commission regarding any item on the Agenda should notify the Chairperson at this time.

The Planning Commission may consider such other business as may come before it prior to the adjournment of the meeting.

II. Minutes of the Meeting of 14 June 2004

III. Bills and Communications

IV. Report of Committees & Task Forces

V. Consent Agenda Items

- A. **The following items will be acted on by a single motion unless any member of the Planning Commission wishes to consider an item separately or a request is made by the public to discuss the item:**

***** *Italic print denotes action proposed by Staff that has not yet been approved by the Planning Commission***

1. Requests for Waivers:

- a. **Farm Housing**, Jonas S. & Rachel B. Lapp, Bart Township, Section 303 Plan Processing Procedures, *(Recommended for Approval)*
- b. **Sketch Plan**, Hilltop Garage, Drumore Township, Section 303 Plan Processing Procedures, *(Recommended for Conditional Approval)*

2. Requests for Extensions of Time to Attain Compliance with The Conditions of Plan Approval:

- a. **#71-57A**, Jon J. Segro, Manor Township, 60-day extension of time, *(Recommended for Approval)*
- b. **#03-111**, Norman C. Crill, Manor Township, 60-day extension of time, *(Recommended for Approval)*

3. Unconditional Preliminary Plan Approvals:

- a. **#85-152-1**, E. V. Martin Properties, Mountville Borough, *(Recommended for Approval)*

4. Requests for Approval of Subdivision and/or Land Development Applications:

- a. **#69-139-3**, Paul W. Jr., & Darlene K. Warfel, Martic Township, *(Recommended for Conditional Approval)*
- b. **#75-187B**, Karen A. Kane-Hodge and Gregory L. & Kay L. Kane, Manor Township, *(Recommended for Conditional Approval)*
- c. **#00-49-1A**, White Oaks Estates, Brecknock Township, *(Recommended for Conditional Approval)*
- d. **#04-56**, Zimmerman Zeiset Builders, Terre Hill Borough, *(Recommended for Conditional Approval)*

As part of the action on each Final Plan for Approval, the Commission conditionally waives the requirement to record the plan within ninety (90) days of the meeting date as stated in Section 303 of the Lancaster County Subdivision and Land Development Ordinance of 1991. This action extends by ninety (90) days the time allowed to record the Final Plan. Therefore, the final plans approved or conditionally approved at this meeting must be recorded within one-hundred and eighty (180) days of today's date. Applicants should reference the full text of the final approval letter for any conditions placed upon this action.

5. Requests for Review of Subdivision and/or Land Development Applications:

- a. **#75-66-3B**, Lot 9 – Sunhill Estate, Penn Township, *(Recommended for Approval)*
- b. **#77-3-3**, Wendell O. Zeiset Subdivision, East Earl Township, *(Recommended for Conditional Approval)*

- c. **#78-161-3**, Elmer M. Ebersol, Leacock Township, (*Recommended for Conditional Approval*)
- d. **#79-311-4E**, West Ridge Estates, Lot #111, West Donegal Township, (*Recommended for Conditional Approval*)
- e. **#80-312B**, Jacob H. & Mary J. Neuenschwander, Penn Township, (*Recommended for Conditional Approval*)
- f. **#83-237-5**, Gap Car Wash Expansion, Salisbury Township, (*Recommended for Conditional Approval*)
- g. **#86-47-5B**, Super Dog Pet Food Company, Upper Leacock Township, (*Recommended for Conditional Approval*)
- h. **#87-112E**, Stevens Street Subdivision for J. Dwight Yoder, East Hempfield Township, (*Recommended for Conditional Approval*)
- i. **#89-103A**, Leroy S. Stoltzfus, West Earl Township, (*Recommended for Conditional Approval*)
- j. **#98-95B**, Kline Family Partnership, East Hempfield Township, (*Recommended for Conditional Approval*)
- k. **#02-84A**, Phase I, Southern Village, Lancaster Township, (*Recommended for Conditional Approval*)
- l. **#04-3A**, Landale, Manheim Township, (*Recommended for Conditional Approval*)
- m. **#04-51**, Lot No. 1 for Victor S. & Melody J. Martin, West Earl Township, (*Recommended for Conditional Approval*)
- n. **#04-52**, Jacob M. Beiler, Leacock Township, (*Recommended for Conditional Approval*)
- o. **#04-53**, Eric H. & Deborah L. Fichthorn, East Cocalico Township, (*Recommended for Unconditional Approval*)
- p. **#04-54**, George B. H. and Anna Stern, Salisbury Township, (*Recommended for Conditional Approval*)
- q. **#04-55**, Ray Fox Subdivision, West Earl Township, (*Recommended for Conditional Approval*)

6. Requests for Planning Modules Review for Land Development:

- a. **Lapp, Jonas S.**, Bart Township, (*Report Forthcoming*)

7. Requests for Community Planning Reviews:

- a. **#27-89**, Ephrata Township, Proposed amendment to the Zoning Ordinance, by removing golf courses, parks, and recreation areas as special exceptions in the Agricultural District and permitting them as special exceptions in the Residential and Commercial Districts.
- b. **#43-34**, Martic Township, To vacate the portion of West View Road between Delta Road and River Road.
- c. **#51-51**, Pequea Township, Proposed various amendment to the Zoning Ordinance.

VI. Old Business

VII. New Business

VIII. Public Participation

IX. Adjournment

NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be on Monday, 12 July 2004.

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